



ARDIAN

## PRESS RELEASE

### ARDIAN REAL ESTATE ACQUIRES AN OFFICE BUILDING RUE DES PYRAMIDES IN PARIS FROM ZAKA INVESTMENTS

**Paris, October 21, 2019** – Ardian, a world-leading private investment house, announces today the acquisition of an office complex located at 14 rue des Pyramides, in Paris' first arrondissement. This transaction is in line with Ardian Real Estate's strategy to invest in commercial real estate assets with strong value creation potential.

The 3,800 m<sup>2</sup> Haussmann-style building consists of two interconnected five- and six-storey buildings, organized around a central courtyard. Very well located in the central business district, near the Opera House, the Tuileries Gardens and at the foot of Pyramides station (metro lines 14 and 7), this asset will be refurbished in order to optimize the office spaces to prime market standards and offer new services to its future users.

Stéphanie Bensimon, Head of Ardian Real Estate, said: "We are delighted to have been able to acquire this building located in a very dynamic central district of Paris. This business district is one of the most sought-after European markets but with a lack of high quality offers. We look forward to implementing our strategy to redevelop the building, which will count 400 workstations in a modern and pleasant environment."

#### LIST OF PARTICIPANTS

Buyer: Ardian

Buyer's advisors: Victoires Notaires Associés, Linklaters

Architect: Architecture Studio

Seller's advisors: L'Etude du 25

Broker: BNP

## ABOUT ARDIAN

Ardian is a world-leading private investment house with assets of US\$96bn managed or advised in Europe, the Americas and Asia. The company is majority-owned by its employees. It keeps entrepreneurship at its heart and focuses on delivering excellent investment performance to its global investor base.

Through its commitment to shared outcomes for all stakeholders, Ardian's activities fuel individual, corporate and economic growth around the world.

Holding close its core values of excellence, loyalty and entrepreneurship, Ardian maintains a truly global network, with more than 640 employees working from fifteen offices across Europe (Frankfurt, Jersey, London, Luxembourg, Madrid, Milan, Paris and Zurich), the Americas (New York, San Francisco and Santiago) and Asia (Beijing, Singapore, Tokyo and Seoul). It manages funds on behalf of around 970 clients through five pillars of investment expertise: Fund of Funds, Direct Funds, Infrastructure, Real Estate and Private Debt.

[www.ardian.com](http://www.ardian.com)

## ABOUT ZAKA INVESTMENTS

ZAKA Investments, a Parisian real estate company owned by Pierre Bastid's Family Office, led by Romain Yzerman, has carried out some sixty transactions since 2012 for a total amount exceeding €900 million. Its Strength? A small team of about ten people, quasi-institutional resources with immediate entrepreneurial business decision-making capacity. Its expertise? Favour complex investments, internal control of the entire investment process: acquisition, financing, eviction, permits and project management, right up to marketing or sale.

Since its creation, Zaka Investments has already completed numerous institutional disposals (Generali, Macif Immo, Cardif, Sofidy, AEW...) of core & core plus restructured office buildings, as well as several valued portfolios of commercial properties. In addition, since 2014 Zaka Investments has been pursuing the real estate development of the hotel group "EVOK" with 4 5\* luxury hotels already delivered and opened in Paris ("Nolinski" 3,200 m<sup>2</sup> in Av. de l'Opéra, "Brach" 6,000 m<sup>2</sup> in La Murette with Philippe Starck, "Sinner" 3,000 m<sup>2</sup> in rue du Temple and "Cour des Vosges" 800 m<sup>2</sup> in Place des Vosges), and will follow Venice, Madrid and Rome.

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